

ORDER RECEIVED FOR FILING

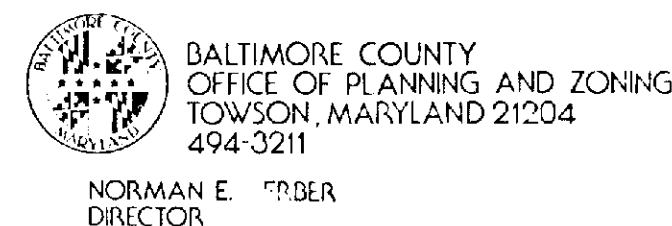
DATE December 1, 1981
BY John L. Wimbley
ADMINISTRATIVE SERVICES

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of December, 1981, that the herein Petition for Variance(s) to permit a lot width of 75 feet in lieu of the required 150 feet, a minimum side yard setback of 13 feet in lieu of the required 20 feet, and a sum of the side yard setbacks of 5 feet in lieu of the required 50 feet, for the existing improvement on Lot 1, in accordance with the site plan prepared by Gerhold, Cross and Etzel, dated April 29, 1981, and marked Petitioners' Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the applicable subdivision regulations and, if required, approval by the Baltimore County Planning Board.
2. Compliance with the comments submitted by the Department of Health, dated October 15, 1981.
3. Evergreen trees shall be planted between the southeastern property line of Lot 2 and the driveway to be constructed for access to the proposed dwelling.
4. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County



NORMAN E. FRISER
DIRECTOR

October 26, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #53, Zoning Advisory Committee Meeting, September 15, 1981, are as follows:

Property Owner: Donald J. and Angela M. Bautz
Location: SE/S Providence Road 97' S/W from centerline of Stags Head Road
Acres: 40,202 sq. ft.
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The petitioner must comply with Title 22 of the Baltimore County Code (Subdivision Regulations).

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh



STEPHEN E. COLLINS
DIRECTOR

September 25, 1981

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

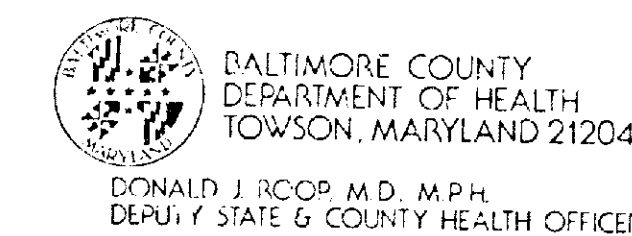
Re: ZAC Meeting of September 15, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items numbers 52, 53, and 54.

MSF/clj

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II



October 15, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 53, Zoning Advisory Committee Meeting of September 15, 1981, are as follows:

Property Owner: Donald J. & Angela M. Bautz
Location: SE/S Providence Road 97' S/W from centerline of Stags Head Road
Existing Zoning: D.R. 1
Proposed Zoning: Variance to permit a lot width of 75' in lieu of the required 150' and to permit a minimum side yard setback of 13' in lieu of the required 20' and a sum of 35' in lieu of the required 50'.
Acres: 40,202 sq. ft.
District: 9th

The existing dwelling is presently served by a drilled well and septic system, both of which appear to be functioning properly.

The property line for the proposed lot 2 must be located at a minimum distance of 10' away from the well.

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of tentative subdivision plans.

Very truly yours,

Jan J. Forrest
Jan J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

BHS/mgt

BALTIMORE COUNTY, MARYLAND

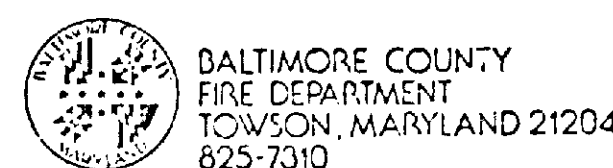
INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: September 25, 1981
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Committee Meeting of September 15, 1981

ITEM NO. 52	See Comments
ITEM NO. 53	Standard Comments
ITEM NO. 54	Standard Comments
ITEM NO. 55	See Comments
ITEM NO. 56	Standard Comments
ITEM NO. 57	Standard Comments

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj



PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Advisory Committee

RE: Property Owner: Donald J. and Angela M. Bautz

Location: SE/S Providence Road 97' S/W from centerline of Stags Head Road

Item No.: 53 Zoning Agenda: Meeting of September 15, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

(X) 3. The vehicle dead end condition shown at perhandle road way shall be a minimum width of 16 ft.
EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: Paul H. Reincke Noted and Approved: George M. Haganoff
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 10, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 15, 1981

RE: Item No: 52, 53, 54, 55, 56, 57
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

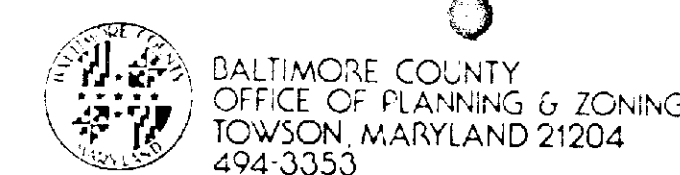
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



November 12, 1981

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Saunders M. Almond, Jr., Esquire
407 Mercantile-Towson Building
Towson, Maryland 21204

RE: Petition for Variance
SE/S Providence Rd., 97' SW of Stags Head Rd.
Donald J. Bautz, et ux - Petitioners
Case #82-122-A

Dear Mr. Almond:

This is to advise you that \$73.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

PETITION FOR VARIANCE
9th DISTRICT
ZONING: Petition For Variance
LOCATION: Southeast side of Providence Road, 97' Southwest of Stags Head Road
DATE & TIME: Tuesday, November 17, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing
Petition for Variances to permit a lot width of 75 feet in lieu of the required 150 feet and to permit a minimum side yard setback of 13 feet in lieu of the required 20 feet, and a sum of side yard setbacks of 35 feet in lieu of the required 50 feet
The Zoning Regulation to be excepted as follows:
Section B02.3.C.1 - Minimum lot widths and side yard setbacks in D, R, 1 Zone
All that parcel of land in the Ninth District of Baltimore County.

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470
Zoning Description August 5, 1981
All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:
Beginning for the same on the southeast side of Providence Road at the distance of 97 feet measured southwesterly along the southeast side of said road from a point in line with the centerline of Stags Head Road, said place of beginning being at the northernmost corner of the property of the petitioners herein and running thence and binding on the southeast side of Providence Road, southwesterly by a line curving toward the left having a radius of 1435 feet for an arc distance of 75.79 feet, thence leaving said road and running the five following courses and distances viz: South 37 degrees 02 minutes 44 seconds East 162.05 feet, North 52 degrees 57 minutes 16 seconds East 5 feet, South 37 degrees 02 minutes 44 seconds East 407.00 feet, North 52 degrees 57 minutes 16 seconds East 70.00 feet and North 37 degrees 02 minutes 44 seconds West, binding on the northeast outline of the property of the petitioners herein, 557.95 feet to the place of beginning.
Containing 40,202 square feet of land more or less.

Saunders M. Almond, Jr., Esquire
407 Mercantile-Building
Towson, Maryland 21204
October 19, 1981
NOTICE OF HEARING
RE: Petition for Variance
SE/S of Providence Rd., 97' SW of Stags Head Rd.
Donald J. Bautz, et ux - Petitioners
Case #82-122-A Item #53
TIME: 9:30 A.M.
DATE: Tuesday, November 17, 1981
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
December 16, 1981
Saunders M. Almond, Jr.
407 Mercantile-Towson Building
Towson, Maryland 21204
RE: Petition for Variance
SE/S of Providence Road, 89' W of Stags Head Road - 9th Election District
Donald J. Bautz, et ux - Petitioners
NO. 82-122-A (Item No. 53)
Dear Mr. Almond:
I have this date passed my Order in the above referenced matter in accordance with the attached.
Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner
cc: Mrs. Elizabeth Rather
1223 Providence Road
Towson, Maryland 21204
John W. Hessian, III, Esquire
People's Counsel

PETITION MAPPING PROGRESS SHEET
FUNCTION: Descriptions checked and outline plotted on map
Petition number added to outline
Denied
Granted by: ZC, BA, CC, CA
Reviewed by: [Signature]
Revised Plans: Change in outline or description Yes/No
Previous case: [Blank]
Map # [Blank]

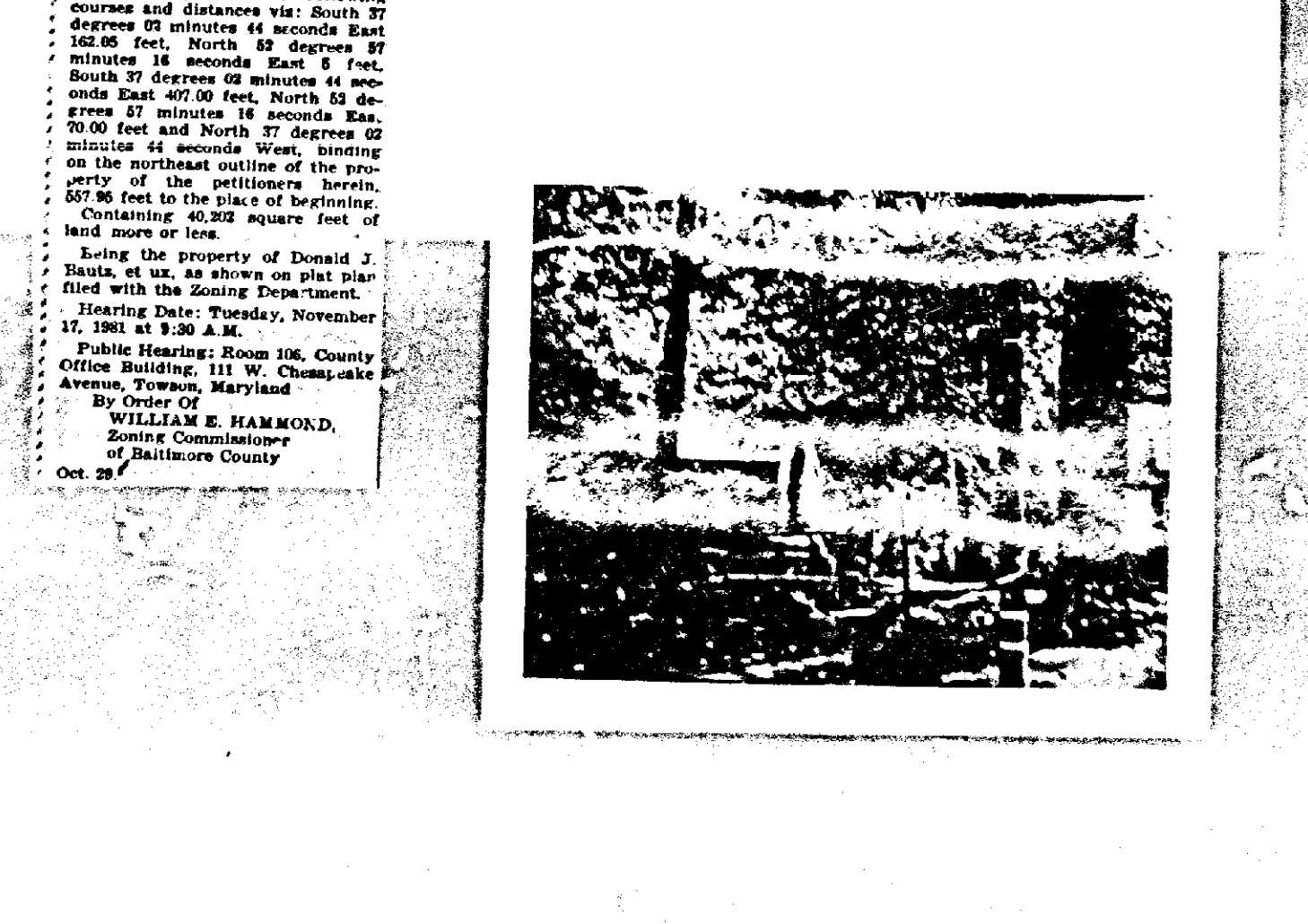
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 9
Date of posting: 11/2/81
Petitioner: Donald J. Bautz, et ux
Location of property: 97' SW of Stags Head Rd.
Location of Signs: Front of property
Remarks: [Blank]
Posted by: [Signature]
Date of return: 11/6/81

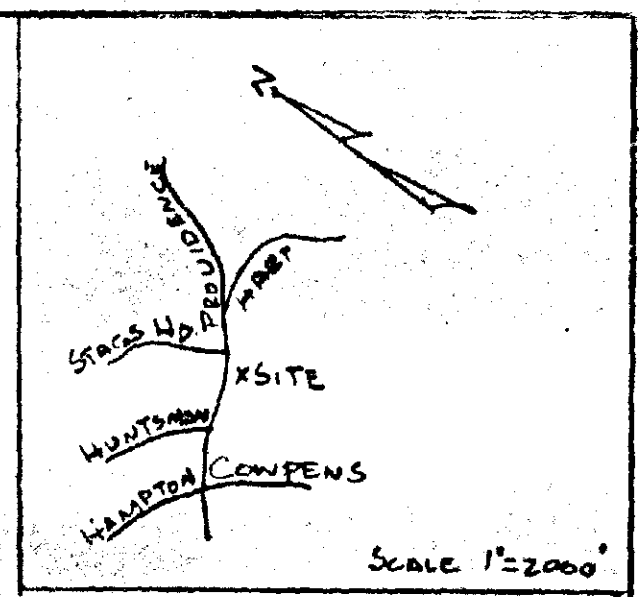
CERTIFICATE OF PUBLICATION
TOWSON, MD., October 22, 1981
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on or about the 17th day of November, 1981, the first publication appearing on the 22nd day of October, 1981.
THE JEFFERSONIAN
Manager
Cost of Advertisement, \$ [Blank]

The Times
Middle River, Md., Oct 28 1981
This is to Certify, That the annexed was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 28 successive weeks before the 28th day of October, 1981.
Publisher.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received this 31 day of Aug, 1981.
Filing Fee \$ 25
Received: [Signature]
Petitioner: Donald J. Bautz
Petitioner's Attorney: [Signature]
Submitted by: [Signature]
Reviewed by: [Signature]

No. 102639
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 11/16/81
AMOUNT: \$73.25
No. 101671
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 10/16/1981
AMOUNT: \$25.00



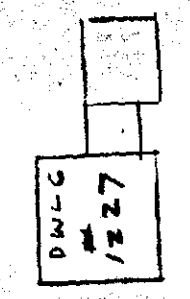


STAGS HEAD ROAD

DEZ
PLAT No 3 SECTION C
HAMPTON
PB 20-91

PROVIDENCE
S20
S20
S20

ROAD



DRI

GEO GALLUP
1474.42

S05

S05

N37°02'14"W 592.38

551.95

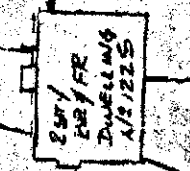
LOT No 1
40,202 sq.

N52°57'16"E 70.00

34.43

DRI
BEECHES
CONDOMINIUM
S19 PB 05-1
UL. 32-10-E

POTOMAC DRIVE



SEPIC SYSTEM

N52°57'16"E 5

S37°02'44"E 407.00

S37°02'44"E 162.05

S37°02'14"E

420.75

R EATNER
2809-249

DRI

LOT No 2
42,707 sq.

S37°02'44"E

322.35'

S20

ZONING PLAT
PROPERTY OF

DONALD J. BAUTZ & WIFE
LOCATED IN
9th Elec. Dist. - BALTIMORE COUNTY, Md.

PETERSON'S
EXHIBIT 1

MAP 30
11/ETFC
9/2/81
A
MA
BY:

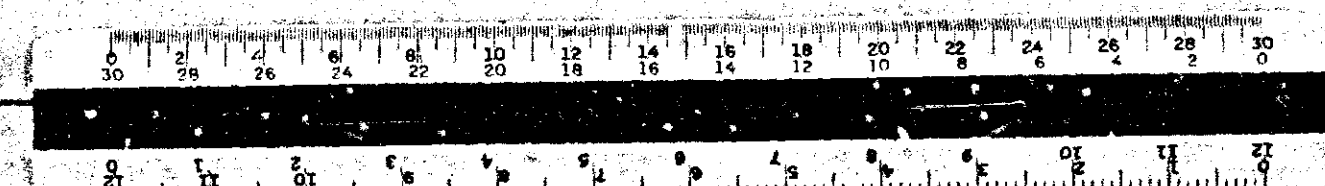
EXISTING ZONING DRI
PROPOSED LOT WIDTH VARIANCE OF 75'
INSTEAD OF REQUIRED 150'
PROPOSED SIDEYARD SET BACK VARIANCE
OF 13 FEET INSTEAD OF REQUIRED 20 FEET
PROPOSED SUM OF SIDEYARDS OF 35 FEET,
INSTEAD OF REQUIRED SUM OF 50 FEET.

PRIVATE WATER & SEPTIC SYSTEMS
WELL IN BASEMENT OF DWELLING



SCALE 1"=50' APRIL 29, 1981

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204



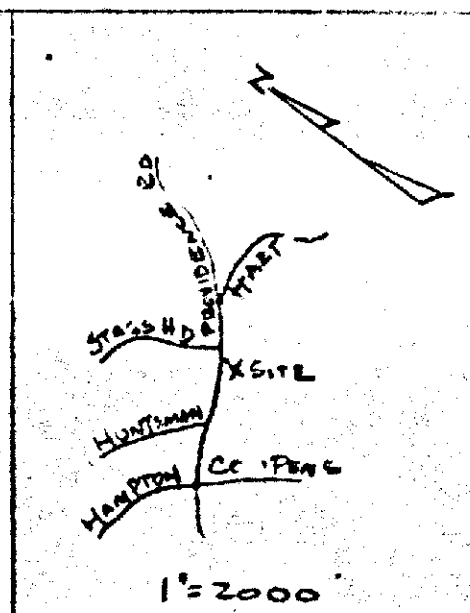
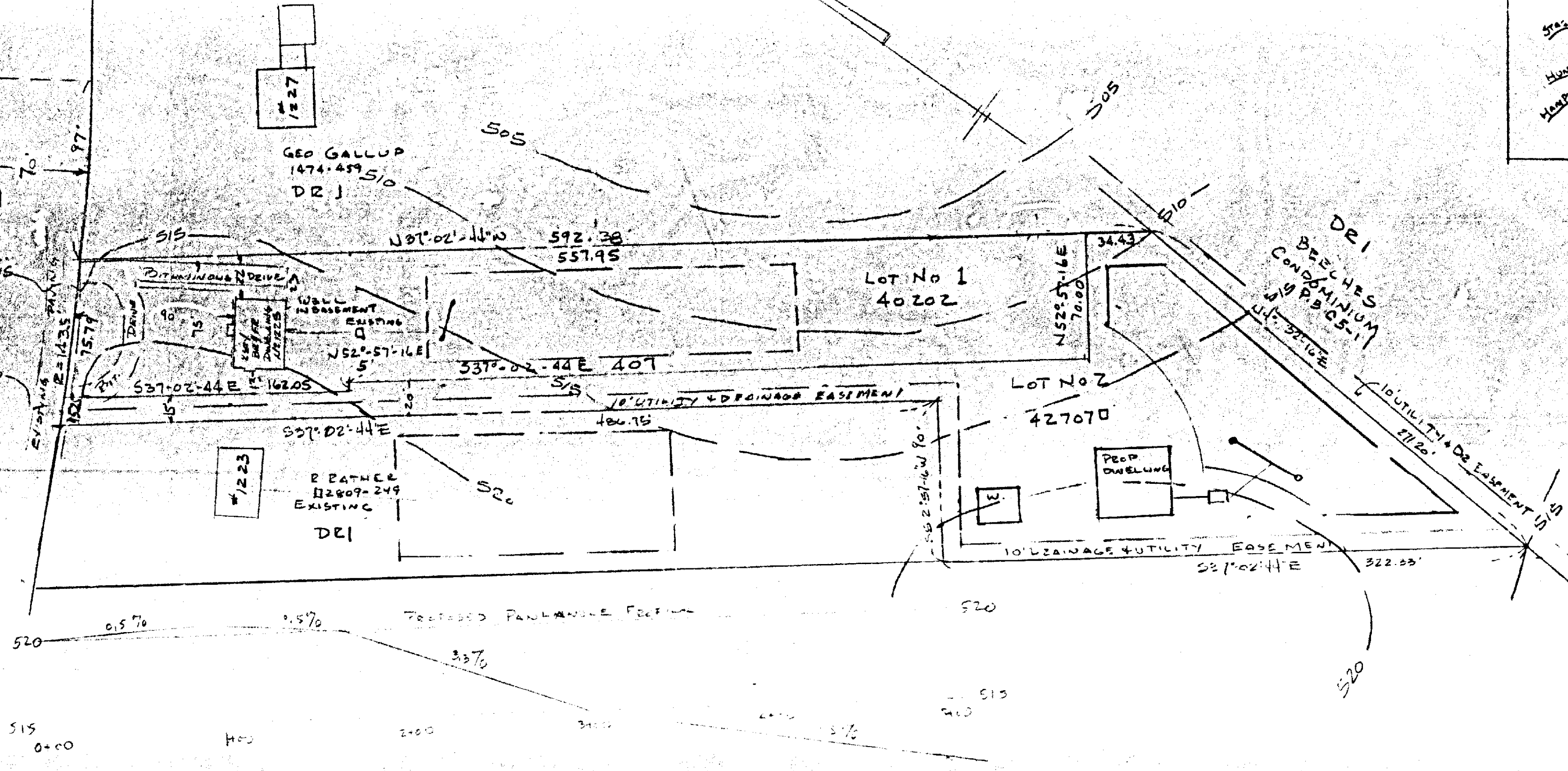
STAGS HEAD ROAD

PLAT NO. 3 SECTION C
HAMPTON
P.B. 26-91

DR Z

159-3520
PROVIDENCE

ROAD
BIG



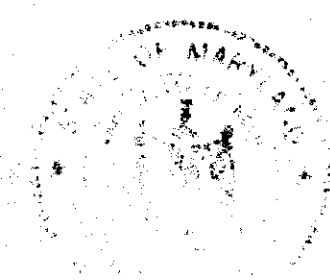
AREA 1.98 ACRE.
ZONED DR 1
NO OF LOTS 2
DENSITY 1.0
PRIVATE WATER & SEPTIC SYSTEMS

MINEBANK RUN DRAINAGE
AREA

OWNER
DONALD J BAUTZ
1225 PROVIDENCE ROAD
TOWSON, MD 21204

PRELIMINARY PLAN
PROPERTY OF
DONALD J. BAUTZ & WIFE
LOCATED IN
9TH ELEC. DIST. - BALTIMORE COUNTY, MD.

PETITIONER'S
EXHIBIT 2



SCALE 1"=50' APRIL 29, 1981

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204

